

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
October 17, 2016,**

The Dodge County Planning, Development and Parks Committee met on Monday, October 17, 2016 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Joyce Fiacco, Bill Ehlenbeck and Joseph Giebel. The Chairman noted that a quorum is present.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed. Motion by Allen Behl to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche; Vote 5-0 Motion carried.

**MINOR LAND DIVISION REQUEST**

**Ben Nelson, agent for Dukelow Dairy Farms Inc.** – Request to allow for a transfer of approximately 25.89-acres of land between adjacent land owners where a portion of the land to be transferred will include land located on the opposite side of a navigable waterway. The site is located in part of the NW ¼, Section 30, Town of Rubicon.

Motion by William Muche to approve the request to allow for a transfer of approximately 25.89-acres of land between adjacent land owners where a portion of the land to be transferred will include land located on the opposite side of a navigable waterway subject to the following conditions:

1. A 1-lot certified survey map shall be submitted and approved combining the land to be transferred and the existing lot owned by the applicant.
2. The certified survey map shall contain the floodplain boundary, as designated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) dated May 19, 2014;
3. The certified survey map shall contain the wetland boundary, as designated on the Wetlands Inventory Maps published by the Wisconsin Department of Natural Resources Bureau of Water Regulation and Zoning, dated September 19, 1994;
4. The following statement shall be shown on the certified survey map: "Any land below the ordinary highwater mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution."
5. An ordinary highwater mark shall be shown on the certified survey map for the waterway in accord with s. 236.025 Wis. Statutes, as determined by the Department of Natural Resources/pursuant to law, or shall be shown as "approximate" on the survey. If the ordinary high water mark is approximated, the location shall be a point on the bank to

which the presence and action of the water is so continuous as to leave a distinct mark. Such approximate ordinary high water mark must be labeled "for reference only".

6. The following statement shall be shown on the certified survey map: "This lot shall not be further subdivided."
7. The decision of the Committee is valid for one year.

**Waivers:**

- Soil tests;
- Public Road Frontage for the land along the north side of the waterway.

Second by Janice Bobholz    Vote 5-0        Motion carried.

**PUBLIC HEARING**

**Antonio and Amy Narvaez** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the construction/location of a second residential structure on said lot within the A-2 General Agricultural Zoning District. The site is located in part of the SE ¼ NW ¼, Section 10, Town of Ashippun.

Based on the facts presented in the application and at the public hearing, the Committee finds that the proposal is not compatible with the adjacent uses in terms of scale, site design and operating characteristics, that the proposed use will be significantly detrimental to the public health, safety and welfare, that access to the site is not sufficient to provide access for fire, EMS or police vehicles, and that the proposal does not meet the approval criteria in Section 2.3.4.F of the Code.

No motions were made to approve the conditional use permit request to allow the construction of a second residential structure on said lot within the A-2 General Agricultural Zoning District. The Committee therefore denies the conditional use permit request based on the reasons previously provided for a lack of a motion.

**PARK SYSTEM**

1. Update on Astico Park / Okeag Cemetery boundary resolution.

Bill Ehlenbeck provided the Committee with an update on the lot line issues between Dodge County Astico Park, Okeag Cemetery and Harriet Parpart properties, Section 21, Town of Elba. The boundary lines are unclear between the 3 properties due to discrepancies of past surveys and recorded deeds. The resolution of the boundary lines is needed in order to facilitate the replacement of a fence which was destroyed during the 2015 wind storm. Bill Ehlenbeck, Bob Wright and Linda Parpart, agents for the Okeag Cemetery presented options for the resolution of the lot line issues. One of the land transfer options discussed results in the cemetery property becoming a land locked parcel. Bill indicated that the parties will meet on site to establish mutually agreeable boundaries with a survey. The final proposal will be brought to the Town of Elba and the Committee for final approvals.

2. Discuss, consider and take action on proposal to create an ag demo plot at Harnischfeger Park

Bill Ehlenbeck provided information on a request to allow for the creation of an agricultural demo plot at Harnischfeger Park. Bill indicated the Harnischfeger Park Master Plan includes the consideration of creating a community garden area in the park near the old barn and home. The Ixonia Tractor Club in association with the Friend of the Dodge County

Parks Group have proposed the idea of creating an agricultural demo plot at Harnischfeger Park for public education and as an added attraction for Fall Fest. The plot could be 1 to 3-acres in size and would be used for a variety of crops (ie. corn, potatoes, beans, pumpkins, etc.) to benefit the park. The crop would be harvested using the antique farm implements as an attraction for the Fall Fest event. The Tractor Club group would be responsible for the cost of land preparations, labor, seeds, maintenance and harvesting of the plot.

Motion by Joseph Marsik to allow Bill Ehlenbeck to work out a contract with the Ixonia Tractor Club and Friends of Dodge County Parks to create an agricultural demo plot at Harnischfeger Park.

Second by Janice Bobholz    Vote 5-0    Motion carried.

3. Park Managers Report

Bill provided the Committee with a brief update on the Fall Fest. Preliminary calculations show that Fall Fest should result in a profit of approximately \$2,100.00. The attendance at the event was low compared to previous years, however, this may have been due in part to the change in the date of the event to September.

**OTHER BUSINESS**

1. Review Estimated 2016 Budget

Joyce Fiacco provided the committee with an update on the estimated budget for 2016. Preliminary numbers show that the Department will return approximately \$66,000.00 to the general fund due to an increase in Department revenue and reduces employee expenses because of an unfilled surveyor position. There will also be a Department request to carry over approximately \$44,000 in trail grant funds to the 2017 project year to accommodate trail projects that were included in the 2016 budget but that not be completed until 2017.

2. Review Preliminary 2017 Budget

Joyce Fiacco provided the Committee with an update on the Departments 2017 Budget requests.

3. The minutes from the October 3, 2016 meeting were reviewed by the Committee.

Motion by Janice Bobholz to approve the minutes as written.

Second by Joseph Marsik    Vote: 5-0    Motion carried.

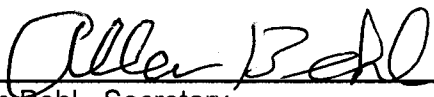
4. No Committee Member Reports

5. No additional per diems.

Motion by order of the chairman to adjourn the meeting.

Meeting adjourned at 9:32 PM p.m.

Respectfully Submitted,

  
Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.